

OVERALL SITE
SCALE: 1" = 200'

SPECIAL EXCEPTION NOTE

SUBJECT TO CONDITIONS OF ZONING HEARING CASE NO. 5040 SPECIAL EXCEPTION TO OPERATE A HORSE RIDING STABLE IN THE AGRICULTURAL DISTRICT.

LINE TABLE

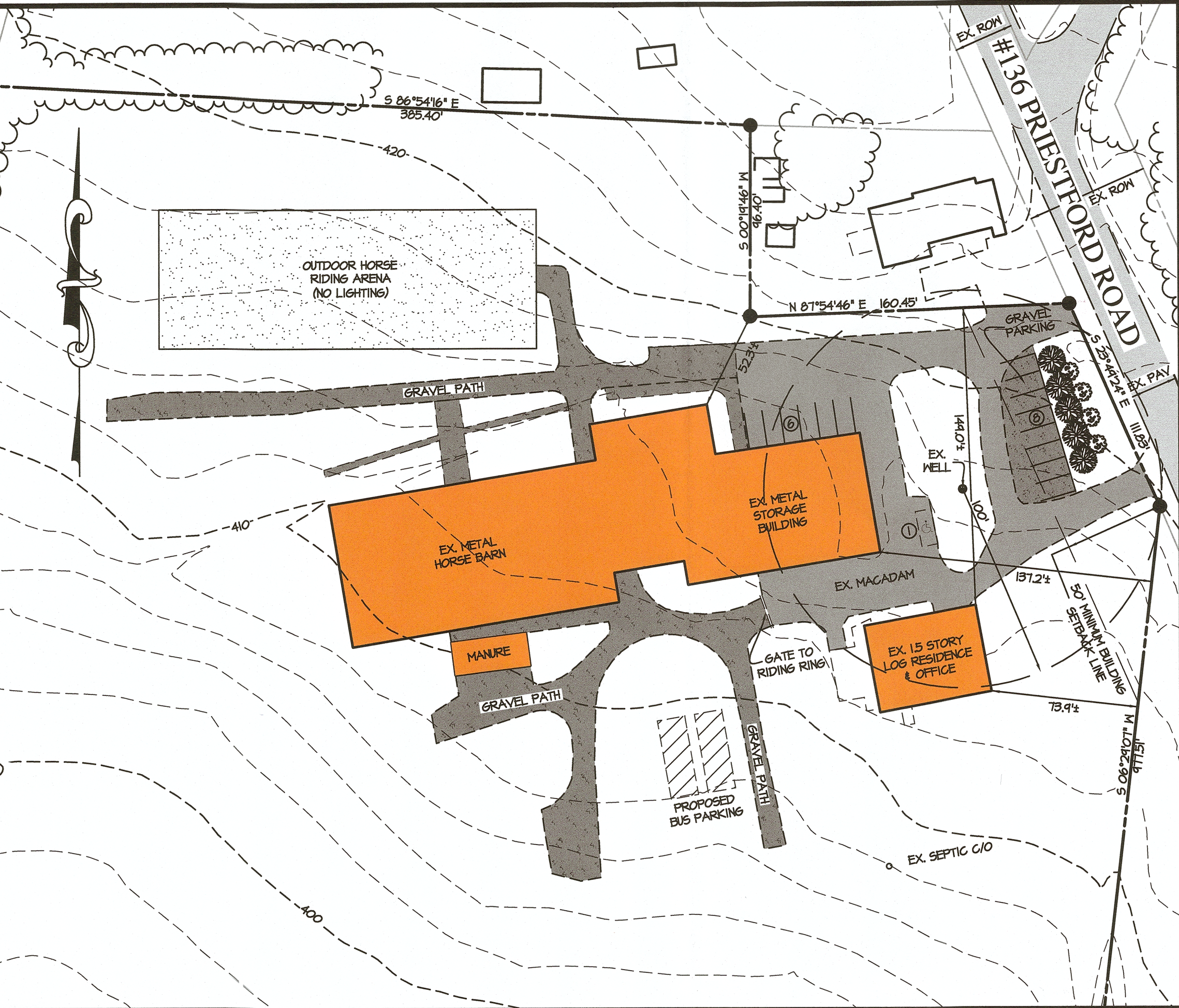
LINE	BEARING	DISTANCE
1	N 00°14'46" E	16.40'
2	S 81°54'46" E	160.45'
3	N 23°44'24" E	111.83'

LEGEND

- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EXISTING SETBACK LINE
- EXISTING TREE LINE
- HANDICAPPED PARKING SPACE
- EXISTING GRAVEL SURFACES
- EXISTING BUILDINGS
- EXISTING MACADAM

ADDITIONAL NOTES

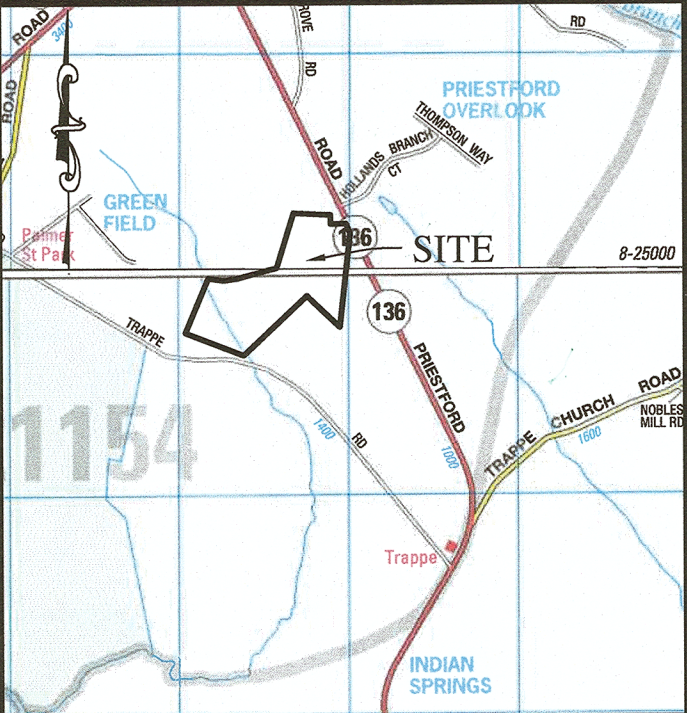
- PROGRAMS AND LESSONS ARE TO BE SCHEDULED BY APPOINTMENT ONLY.
- BOTH PROGRAMS AND LESSONS ARE SCHEDULED BETWEEN THE HOURS OF 8AM - 8PM. LESSONS ARE GENERALLY SCHEDULED BETWEEN 4PM - 8PM.
- VOLUNTEERS, RIDERS AND THEIR FAMILIES WILL USE THE PORT-A-POTTY, NOT THE BATHROOM INSIDE OF THE EXISTING HOME.
- PROGRAMS THAT INCLUDE A SCHOOL BUS ARE SCHEDULED TO TAKE PLACE BETWEEN THE TIMES OF 10AM-2PM



ENLARGED VIEW
SCALE: 1" = 50'

SITE DATA

- OWNER: SALLY S. HOEDEBECKE
1015 PILGRIMS PATHWAY
PEACH BOTTOM, PA 17563-45
- CONTRACT PURCHASER: CHESAPEAKE THERAPEUTIC RIDING INC.
P.O. BOX 475
ABINGDON, MD 21004
ATTN: CATHY SCHMIDT
PHONE: 443-528-7793
- TAX MAP: 27 PARCEL: 13
- DEED REFERENCE: J.L.R. 1354/252
- SITE AREA: 28.66 AC±
- ZONING: AG
- TOTAL AREA OF EXISTING FOREST: 10.15 AC±
PROPOSED CLEARING: 0 AC±
- TOTAL IMPERVIOUS SURFACE: 35,441 SF. (0.81 AC±) / 3.0%
(NO PROPOSED ADDITIONAL IMPERVIOUS SURFACE)
- TOTAL BUILDING COVERAGE: 22,448 SF. (0.52 AC±) / 2.0%
(NO PROPOSED ADDITIONAL BUILDING COVERAGE)
- SITE REQUIREMENTS: AG ZONING
SETBACKS: FRONT= 50'
SIDE= 40'
REAR= 60'
MAX BUILDING HEIGHT: 3-STORIES
- EXISTING USE OF PROPERTY: EXISTING HORSE FARM
- PROPOSED USE OF PROPERTY: THERAPEUTIC HORSE RIDING SERVICE (NO ACTIVE FARMING OPERATIONS ARE OCCURRING, HORSE RIDING SCHOOL ONLY.)
- HOURS OF OPERATION: MONDAY THRU FRIDAY, 8 AM TO 8 PM (THERE WILL BE NO RIDING AT NIGHT)
NUMBER OF EMPLOYEES: 4 (PER SESSION)
ONE SESSION: 3 HOURS (SESSIONS ARE SCHEDULED BY APPOINTMENT ONLY)
TOTAL NUMBER OF SESSIONS PER DAY: 4 SESSIONS
TOTAL NUMBER OF STUDENTS PER SESSION: 4 STUDENTS
- PARKING REQUIREMENTS: 15 SPACES PREFERRED
(4 EMPLOYEE PARKING SPACES)
(1 STUDENT PARKING SPACES)
(2 BUS PARKING SPACES)
(1 HANDICAPPED PARKING SPACE)
PARKING PROVIDED: 11 SPACES
- ALL PROGRAM LIGHTING WILL BE LOCATED INSIDE THE INDOOR HORSE ARENA ONLY. ANY ADDITIONAL LIGHTING THAT MAY BE NEEDED FOR SECURITY AND SAFETY PURPOSES BE SHIELDED FROM THE ADJACENT RESIDENTIAL USE.
- THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M. #240250252 E DATED 4/14/2016 AND ADJOINING SURVEYS.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
- NO ON SITE STEEP SLOPES QUALIFY AS NRD, DUE TO LIMITED LAND AREA AS PER 267-62.B.I OF THE HARFORD COUNTY DEVELOPMENT REGULATIONS.



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LOCATION MAP
1" = 2000'



PLAN TYPE
PLAN NO.
VERSION
DATE
DRAWN BY



BAY STATE LAND SERVICES

Civil & Structural Engineers
Land Planners & Land Surveyors
Environmental Engineers
Geo-Technical, Materials Testing and Inspections

2012 Rock Spring Road
Suite D
Forest Hill, Maryland 20150
Phone: 410-879-4747
Fax : 410-420-3949
www.baystatelandservices.com

DEVELOPMENT ADVISORY COMMITTEE SITE PLAN

#1136 PRIESTFORD ROAD

FIFTH ELECTION DISTRICT

REVISIONS			DATE	DRAWING NO.
NO.	DATE	DESCRIPTION		
			06/05/2019	
SCALE:			AS SHOWN	DAC1
DRAWN BY:			TRL	
CHECKED BY:			CDC	
SHEET 1 OF 1			BSLS JOB NO. 11152	

OWNER:

SALLY HOEDEBECKE

1015 PILGRIMS PATHWAY

PEACH BOTTOM, PENNSYLVANIA 17563-4524

CONTRACT PURCHASER

CHESAPEAKE THERAPEUTIC RIDING

P.O. BOX 475

ABINGDON, MD 21004

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PHONE: (443) 528-7793